

RESOLUTION APPROVING A NEW
COOPERATION AGREEMENT
BETWEEN THE HOUSING
AUTHORITY OF THE CITY OF FORT
WAYNE, INDIANA, AND THE CITY OF
FORT WAYNE, INDIANA.

WHEREAS, the prior Cooperation Agreement dated January 13, 1970,
provide for the inclusion of the following properties including 832 units

Miami Village	IN36P003-003	75
Miami Homes	IN36P003-004	48
Beacon Heights Apartments	IN36P003-005	100
McCormick Place	IN36P003-006	96
Brookmill Court	IN36P003-007	108
North Highlands	IN36P003-008	105
Tall Oaks	IN36P003-010	105
Maumee Terrace	IN36P003-011	16
Scattered Sites	IN36P003-012	50
River Cove	IN36P003-015	75
Set aside for additional public housing units		54
		832

WHEREAS, a New Cooperation Agreement between the City of Fort
Wayne, Indiana, and The Housing Authority of the City of Fort Wayne, Indiana
is desired to facilitate the acquisition of 50 additional houses for conversion to
Homeownership by the Housing Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON
COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. The Common Council is hereby authorized and directed
to execute said New Cooperation Agreement, which said New Cooperation
Agreement shall be in substantially the following form;

NEW COOPERATION AGREEMENT

This Agreement entered into this ____ day of December 1995, by and between
The Housing Authority of the City of Fort Wayne, Indiana, (herein called the
"Local Authority"), and the City of Fort Wayne, Indiana, (herein called the
"Municipality"), witnesseth

In consideration of the mutual covenants hereinafter set forth, the parties
hereto do agree as follows;

1. Whenever used in this Agreement:

(a) The term "Project" shall mean any low rent housing hereafter developed or acquired by the Local Authority with financial assistance of the United States of America acting through the Secretary of Housing and Urban Development (herein called the "Government"); excluding, however, any low-rent housing project covered by any contract for loans and annual contributions entered into between the Local Authority and the Government, or its predecessor agencies, prior to the date of this Agreement.

(b) The term "Taxing Body" shall mean the State or any political subdivision or taxing unit thereof in which a Project is situated and which would have authority to assess or levy real or personal property taxes or to certify such taxes to a taxing body or public officer to be levied for its use and benefit with respect to a Project if it were not exempt from taxation.

(c) The term "Shelter Rent" shall mean the total of all charges to all tenants of a Project for dwelling rents and non-dwelling rents (excluding all other income of such Project), less the cost to the Local Authority of all dwelling and non-dwelling utilities.

(d) The term "Slum" shall mean any area where dwellings predominate which, by reason of dilapidation, overcrowding, faulty arrangement or design, lack of ventilation, light or sanitation facilities, or any combination of these factors, are detrimental to safety, health, or morals.

2. The Local Authority shall endeavor (a) to secure a contract or contracts with the Government and/or others for loans and subsidy payments comprising up to 50 units of low-rent housing and (b) to develop or acquire and administer Project or Projects, each of which shall be located within the corporate limits of the Municipality. The obligations of the parties hereto shall apply to each such Project.

3. (a) Under the constitution and statutes of the State of Indiana, all Projects are exempt from all real and personal property taxes levied or imposed by any Taxing Body. With respect to any Project so long as either (i) Project is owned by a public body or governmental agency and is used for low-rent housing purposes, or (ii) any contract between the Local Authority and the Government for loans or annual contributions, or both, in connection with such Project remains in force and effect, or (iii) any bonds issued in connection with such Project or any monies due to the Government in connection with such Project remain unpaid, whichever period is the longest, the Municipality agrees that it will not levy or impose any real or personal property taxes upon such Project or upon the Local Authority with respect thereto. During such period, the Local Authority shall make annual payments (herein called Payments in Lieu of Taxes) in lieu of such taxes and in payment for the public services and facilities furnished from time to time without other cost or charge for or with respect to such

(b) Each such annual Payment in Lieu of Taxes shall be made after the end of the fiscal year established for such Project, and shall be in an amount equal to either (i) ten Percent (10%) of the Shelter Rent charged by the Local Authority in respect to such Project during such fiscal year, or (ii) the amount permitted to be paid by applicable state

law in effect on the date such payment is made, whichever amount is the lower.

(c) The Municipality shall distribute the Payments in Lieu of Taxes among the Taxing Bodies in the proportion which the real property taxes which would have been paid to each Taxing Body for such year if the Project were not exempt from taxation bears to the total real property taxes which would have been paid to all of the Taxing Bodies for such year if the Project were not exempt from taxation; **Provided, however,** that no payment shall be made to any Taxing Body in excess of the amount of the real property taxes which would have been paid to such Taxing Body for such year if the Project were not exempt from taxation.

(d) Upon failure of the local Authority to make any Payment in Lieu of Taxes, no lien against any Project or assets of the Local Authority shall attach, nor shall any interest or penalties accrue or attach on account thereof.

4. The Municipality agrees that, subsequent to the date of initiation (as defined in the United States Housing Act of 1937, as amended) of each Project and within five years after the completion thereof, or of such further period as may be approved by the Government, and in addition, to that number of unsafe or insanitary dwelling units which the Municipality is obligated to eliminate as a part of the low-rent housing project(s) heretofore undertaken by the Local Authority, there has been or will be elimination, as approved by the Government, by demolition, condemnation, effective closing, or compulsory repair or improvement, or unsafe or insanitary dwelling units situated in the locality in which such Project is located, substantially equal in number to the number of newly constructed dwelling units, provided by such Project; **Provided,** that where more than one family is living in an unsafe or insanitary dwelling unit, the elimination of such unit shall count as the elimination of units equal to the number of families accommodated therein; and **Provided** further that this Paragraph 4 shall not apply in the case of (i) any project developed by the site of a slum cleared subsequent to July 15, 1949, and that the dwelling units eliminated by the clearance of the site of such Project shall not be counted as elimination for any other Project or any other low income housing Project, or (ii) any Project located in a rural non-farm area.

5. During the period commencing with the date of the acquisition of any part of the site or sites of any Project and continuing so long as either (i) such Project is owned by a public body or governmental agency and is used for low rent housing purposes, or (ii) any contract between the Local Authority and the Government for loans or annual contributions, or both, in connection with such Project remains in force and effect, or (iii) any bonds issued in connection with such Project or any monies due to the Government in connection with such Project remain unpaid, whichever period is the longest, the Municipality without cost or charge to the Local Authority or the tenants of such Project (Other than Payments in Lieu of Taxes) shall:

(a) Furnish or cause to be furnished to the Local Authority and the tenants of such Project public services and facilities of the same character and to the same extent as are furnished from time to time without cost or charge to other dwellings and inhabitants in the Municipality;

(b) Vacate such streets, roads, and alleys within the area of such Project as may be necessary in the development thereof, and convey without charge to the Local Authority such interest as the Municipality may have in such vacated areas; and, in so far as it may be lawfully

able to do so without cost or expense to the Local Authority or to the Municipality, cause to be removed from such vacated areas, in so far as it may be necessary, all public or private utility lines and equipment;

(c) In so far as the Municipality may lawfully do so (i) grant such deviation from the building code of the Municipality as are reasonable and necessary to promote economy and efficiency in the development and administration of such Project, and at the same time safeguard health and safety, and (ii) make such changes in any zoning of the site and surrounding territory of such Project as are reasonable and necessary for the development and protection of such Project and the surrounding territory;

(d) Accept such grant of easements necessary for the development of such Project; and

(e) Cooperate with the Local Authority by other lawful action or ways as the Municipality and the Local Authority may find necessary in connection with the development and administration of such Project.

6. In respect to any Project the Municipality further agrees that within a reasonable time after receipt of a written request therefor from the Local Authority;

(a) It will accept the dedication of all interior streets, roads, alleys, and adjacent sidewalks within the area of such Project, together with all storm and sanitary sewer mains in such dedicated areas, after the Local Authority, at its own expense, has completed the grading, improvement, installation thereof in accordance with specifications acceptable to the Municipality;

(b) It will accept necessary dedications of land for, and will grade, improve, pave, and provide sidewalks for, all streets bounding such Project or necessary to provide adequate access thereto (in consideration whereof the Local Authority shall pay to the Municipality such as would be assessed against the Project site for such work if such site were privately owned); and

(c) It will provide, or cause to be provided, water mains, and storm and sanitary sewer mains, leading to such Project streets thereof (in consideration whereof the Local Authority shall pay to the Municipality such amount as would be assessed against the Project site for such work if such site were privately owned).

7. If by reason of the Municipality's failure or refusal to furnish or cause to be furnished any public services or facilities which it has agreed hereunder to furnish or to cause to be furnish to the Local Authority or to the tenants of any Project, the Local Authority incurs any expense to obtain such services or facilities then the Local Authority may deduct the amount of such expense from any Payments in Lieu of Taxes due or to become due to the Municipality in respect to any Project or any other low-rent housing projects owned or operated by the Local Authority.

8. No Cooperation Agreement heretofore entered into between the Municipality and the local Authority shall be construed to apply to any Project covered by this Agreement.

9. No member of the governing body of the Municipality or any other public official of the Municipality who exercises any responsibilities or functions with respect to any Project during his tenure or for one year thereafter shall have any interest, direct or indirect, in any Project or any property included or planned to be included in any project, or any contracts

in connection with such Projects or property. If any such governing body member or such other public official of the Municipality involuntarily acquires or had acquired prior to the beginning of his tenure any such interest, he shall immediately disclose such interest to the Local Authority.

10. So long as any contract between the Local Authority and the Government for loans (including preliminary loans) or annual contributions, or both, in connection with any Project remains in force and effect, or so long as any bonds issued in connection with any Project or any monies due to the Government in connection with any Project remain unpaid, this Agreement shall not be abrogated, change, or modified without the consent of the Government. The privileges and obligations of the Municipality hereunder shall remain in full force and effect with respect to each Project so long as the beneficial title to such Project is held by the local Authority or by any other public body or governmental agency including the Government, authorized by law to engage in the development or administration of low-rent housing projects. If at any time the beneficial title to, or possession of, any Project is held by such other public body or governmental agency, including the Government, the provisions hereof shall inure to the benefit of and may be enforced by such other public body or governmental agency, including the Government.

SECTION 2. That this Resolution shall remain in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Council Member

APPROVED AS TO FORM
AND LEGALITY


J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by Ravine,
seconded by _____, and duly adopted, read the second time by
title and referred to the Committee on Legislation (and the
City Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Common Council Conference Room 128, City-County
Building, Fort Wayne, Indiana, on _____, the _____, day
of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: 12-5-95

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Ravine,
seconded by _____, and duly adopted, placed on its passage.
PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>			<u>1</u>
BRADBURY	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA	<u>✓</u>			
HENRY				<u>✓</u>
LONG	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 12-19-95

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. B.85-95
on the 20th day of December, 1995

ATTEST:
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

(SEAL)
Don J. Schneider
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 20th day of December, 1995,
at the hour of 3:00 o'clock P, M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 20th day of December,
1995, at the hour of 3:30 o'clock P, M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR

BILL NO. R-95-12-06

REPORT OF THE COMMITTEE ON
REGULATIONS
CLETUS R. EDMONDS - REBECCA J. RAVINE - CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS
REFERRED AN ORDINANCE (RESOLUTION) APPROVING A NEW COOPERATION
AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA,
AND THE CITY OF FORT WAYNE, INDIANA

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Sharon Talpaz
Mike P. Sanderson
QSD
J. Bradbury
J. P. Sanderson
V. P. Sanderson
Thomas P. Sanderson
Clarence R. Edwards

DATED: 12-19-95

Sandra E. Kennedy
City Clerk



Commissioners
Mr. Barry Sturges
Chairman
Mr. Darrell Blanton
Mrs. Etta Jennings
Mr. Charles Redd
Mr. Phillip T. Sheets, Sr.
Executive Director
Mr. Thomas Hannen

2013 South Anthony Blvd., P.O. Box 13489, Fort Wayne, IN 46869-3489 (219) 449-7800, Fax (219) 449-7817

The Housing Authority of the City of Fort Wayne (FWHA) hereby request approval of City Council to purchase Fifty (50) Single Family Homes for use in the FWHA Homeownership Program. The homes will be mostly of the Three (3) Bedroom type with some Two Bedroom homes. It is intended that these home will be used for Homeownership within the City, for low and very low income families of the City of Fort Wayne, Count of Allen, State of Indiana.

The programmatic scope is as follows:

Q-95-12-06

The FWHA will purchase up to Fifty (50) existing single family homes from local not-for-profit organizations including Neighborhood Housing Partnership, Project Renew, HUD and Veteran's Administration houses.

The FWHA will purchase the individual homes using non-federal dollars we have in our homeownership program reserve. Prospective home owners with a Section 8 certificate or voucher that fall within the target group will be placed in the dwelling of their choice Fair market rent for the dwelling will be assigned be the Department of Housing and Urban Development. The prospective buyer will then pay 30% of their adjusted gross income, and a HUD Section 8 subsidy will provide the difference between this payment and the approved rent. The subsidy would continue until such time as the participant is approved for the purchase or removed form the homeownership program.

In the event a participant defaults after purchasing a property, the FWHA would pay the outstanding debt and title would transfer back to the agency. The property would then be offered to other qualified program participants.

Our program will be structured comparably to the old HUD Turnkey III Homeownership Program of the 1970's. In that the participants will need to meet minimum requirements before being approved for home ownership. The participant who fails to qualify within a specified period of time will be removed from the dwelling and from the program. The Family Self Sufficiency Program currently operated by the FWHA will supply prospective home owners for these homes. We are also negotiating with a local bank about participation this very exciting program.

We believe that the program will provide a much needed service to the low income population of the City of Fort Wayne, producing a win-win situation for all parties concerned.

Dated September 9, 1969

P.6/9
Copy

RESOLUTION NO. 340

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION
AND RECORDATION OF CONVEYANCE IN TRUST

WHEREAS, The Housing Authority of the City of Fort Wayne, Indiana, (hereinafter called the "Local Authority") and the United States of America (hereinafter called the Government") heretofore entered into an Annual Contributions Contract as of November 2, 1965, relative to the development of Low-Rent Housing Project known as Project Nos. Ind. 3 - 3, 4, ³⁰⁶5, 6, 7) and

WHEREAS, under the provisions of said Annual Contributions Contract, it is provided that promptly upon the acquisition of the site of any project, the Local Authority shall execute and deliver an instrument confirming and further evidencing, among other things, a covenant of the Local Authority not to convey or encumber the project and shall cause such instrument and all amendments thereto to be duly recorded and filed or record;

NOW, THEREFORE, BE IT RESOLVED by the Local Authority as follows:

1. The Conveyance in Trust hereinafter set forth is hereby approved and accepted, both as to form and substance, and the Chairman or Vice-Chairman is hereby authorized and directed to execute said Conveyance in Trust on behalf of the Local Authority, and the Secretary is hereby authorized to impress the seal thereon and to attest the same, and thereafter the mentioned instrument is authorized to be recorded in the manner required under the laws of the State of Indiana.

2. Said Conveyance in Trust shall be in substantially the form attached hereto and made a part hereof.

3. This Resolution shall take effect immediately.

CONVEYANCE IN TRUST

WHEREAS, The Housing Authority of the City of Fort Wayne, Indiana (herein called the "Local Authority"), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the

State of Indiana and the United States of America (herein called the "Government") pursuant to the United States Housing Act of 1937, as amended (42 U.S.C. 1461, et seq.) and the Department of Housing and Urban Development Act 75 U.S.C. 624, et seq.) entered into a certain contract dated as of November 2, 1955 (herein

called the "Annual Contributions Contract") providing for a loan and for annual contributions to be made by the Government to assist the Local Authority in developing, and in achieving and maintaining the low-rent character of, low-rent housing project; and

WHEREAS, as of the date of the execution of this Conveyance in Trust the Annual Contributions Contract provides for the development and operation by the Local Authority of certain

low-rent housing in the State of Indiana, County of Allen, City

of Fort Wayne which will provide approximately 102 dwellings;

and which low-rent housing will be known as (Project No. Ind.

3-5) - (Project No. Ind. 3-6) with approximately 96 dwellings,

and (Project No. Ind. 3-7) with approximately 108 dwellings; and

WHEREAS, the Local Authority (1) proposes to issue and deliver its Bonds and Permanent Notes to aid in financing the Projects from time to time provided for under the terms of the Annual Contributions Contract to which Contract reference is hereby made for definitions of the Bonds, Permanent Notes, and Projects, and (2) may from time to time issue and deliver its obligations herein called ("Refunding Bonds") to refund said Bonds and Permanent Notes; and

WHEREAS, each Project and the site or sites thereof will have been constructed or acquired with the proceeds of the Bonds and/or advances by the Government on account of the loan provided for in the Annual Contributions Contract and the Bonds and Permanent Notes will be secured (1) severally, by pledges of specific amounts of the annual contributions payable to the Local Authority by the Government pursuant to said Contract; and (2) by a pledge of certain revenues of the Projects financed by an issue or issues of Bonds to the extent and in the manner described in the Annual Contributions Contract and the resolutions of the Local Authority authorizing such Bonds and Permanent Notes;

NOW, THEREFORE, the Local Authority for and in consideration of the premises, the sum of One and 00/100 Dollars (\$1.00) in hand paid and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby conveys to Fort Wayne National

Ind. Proj. 3-6,7

2471 (RA)
CRO July 1966

RESOLUTION NO. 246

RESOLUTION AUTHORIZING AND DIRECTING SUBMISSION OF
APPLICATION FOR LOW-RENT HOUSING PROGRAM

WHEREAS, the Housing Authority of the City of Fort Wayne, Indiana

has found and hereby determines that there is a need for low-rent housing to meet needs not being adequately met by private enterprise within its area of operation;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD MEMBERS OF THE BOARD OF COMMISSIONERS

OF THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA

AS FOLLOWS:

The Secretary shall cause to be prepared and the Chairman shall sign and send to the United States of America an application for financial assistance for

(1) 100 dwelling units of low-rent public housing to be provided by new construction, or by acquisition, or by acquisition and rehabilitation of existing housing and for a preliminary loan in the amount

of \$ 10,000.00.

(2) NONE dwelling units to be provided by leasing privately owned housing under Section 23 of the United States Housing Act of 1937, as amended,

(3) _____ dwelling units to be provided by
_____.

1-1370

BUD-9014
(11-53)

The following resolution was introduced by Attorney Robert Moyers
; read in full and considered:

Resolution # 3/5 concerning "Resolution Authorizing Execution
of a Cooperation Agreement"

Commissioner Jennings moved that the foregoing resolution be
adopted as introduced and read, which motion was seconded by Commissioner Sanborn
, and upon roll call the "Ayes" and "Nays" were as follows:

AYES

NAYS

N. L. Salun
Jackson Lehman
Marie Kane
Albert Jennings
Phillip Sanborn

None

The Chairman thereupon declared said motion carried and
said resolution adopted.

There being no further business to come before the meeting upon motion duly made
and seconded, the meeting was adjourned.

MINUTES OF THE REGULAR MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FORT
WAYNE, INDIANA, HELD JULY 12, 1966,
12:00 Noon at THE CHAMBER OF COMMERCE.

Meeting called to order by Chairman Schack. Commissioners present--Jennings, Berk and Kane. Commissioners absent--Sunhorn. Others present Lloyd Neuman, Attorney Robert Meyers and Vernon C. Sheldon, Executive Director.

After some discussion of the need to proceed at once on the problem of low rent housing, Mr. Berk moved that Mr. Meyers and Mr. Sheldon prepare a resolution to be presented on July 26th to the City Council, for approval, for construction of 150 units to meet immediate needs of Hanna-Craigton project plus fifty for general needs. Seconded by Mr. Jennings. Carried. Copy of Resolution attached.

Mr. Neuman, who was present at the invitation of the Chairman, was assured by unanimous agreement that when Project 3-5 is ready to begin construction, it is the desire of the Authority that he serve as the inspector.

Mr. Berk moved, seconded by Mrs. Kane, that Mr. Neuman serve on a part time basis, starting to expedite action by the architect in preparation of the Development Program and drawings for Project 3-5.

Moved by Mr. Jennings, that Accounts Receivable per attached list and in the amount of \$ 4393.13 be written off as of June 30, 1966. Seconded by Mrs. Kane. Carried

Meeting adjourned at 1:40.


Chairman

Attest:


Executive Secretary

VCS/mrs

In compliance with a motion at July 12th, meeting By Commissioner Berk, seconded by Commissioner Jennings, and carried. Chairman Schack introduced the following resolution.

RESOLUTION NO. 16

RESOLUTION AUTHORIZING AND DIRECTING SUBMISSION OF APPLICATION FOR RESERVATION OF LOW-RENT HOUSING.

WHEREAS, The Housing Authority of the City of Fort Wayne, Indiana, has found and hereby determines that there is a need for low-rent housing to meet needs not being adequately met by private enterprise within its area of operation, particularly for the enterprise within its area of operation.

NOW, THEREFORE, BE IT RESOLVED BY the Commissioners of the Housing Authority of the City of Fort Wayne, Indiana, as follows:

The Secretary-Treasurer shall cause to be prepared and the Chairman and the Secretary-Treasurer shall sign and send to the Public Housing Administration an application for a reservation of Two Hundred (200) dwelling units of low-rent public housing, with approximately (100) units contemplated for construction in the very near future, and ultimate use to be determined by the Fort Wayne Housing Authority.

Commissioner Berk moved that the above resolution be adopted as read, seconded by Commissioner Jennings and upon roll call the "Ayes" and "Nays" were as follows:

Ayes
Berk
Schack
Jennings
Kane

Nays
None

Copy

MINUTES OF A REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF FORT WAYNE, INDIANA, HELD
AT THE CHAMBER OF COMMERCE AT 12:00NOON ON JANUARY 13, 1970

Members present were Jennings, Salon, Lehman, Sanborn, and Kane. Also
present were Adams, Neuman, Shafer, Attorney Meyers.

Prior to the meeting a short discussion and presentation was made by
Architects Mcirdle and Grinsfelder concerning component and modular
buildings.

Minutes of the December meeting were approved on motion by Lehman and
second by Jennings. Unanimous

December financial statement was approved on motion by Lehman and second
by Kane. Unanimous.

A letter of appreciation from Mayor Zeis to Mrs. Kane for her 30 years of
service to the Board of Commissioners of the Housing Authority was read.
On a motion by Jennings and second by Lehman the Board members added their
sincere appreciation for their association with Mrs. Kane and gave her a
standing vote of thanks.

On motion of Sanborn and second by Kane and approved unanimously, permission
was given to junk a stove at Ind 3-3, installed a new one Jan 5, 1970 at
3509 Kickapoo Court.

A report was given as to a visit by Mr. Masiak from HUD in Chicago who is
inspecting units under Federal jurisdiction at Ind 3-2 on Jan 13 and Ind
3-3,4 on January 14.

Resolution No. 345 regarding a Cooperation Agreement with the City of
Fort Wayne, Indiana was read by Attorney Meyers and after consideration
a motion was made by Jennings and seconded by Sanborn to enter into such
agreement. It was passed unanimously.

Resolution No. 346 concerning Application for a Low Rent Housing Program
and for a Preliminary Loan for 400 Units was read by Attorney Meyers
and after consideration a motion was made by Sanborn and seconded by
Lehman to do this. It was passed Unanimously.

A discussion concerning the Home Ownership followed and it is requested
that Mr. Adams get further information concerning this.

There being no further business the meeting was adjourned on motion by
Sanborn and second by Kane. Passed.

[Signature]
Chairman

[Signature]
Secretary

In compliance with a motion at August 13, 1968 meeting by Commissioner Lehman, seconded by Jennings and carried, Chairman Salon introduced the following resolution:

RESOLUTION NO. 331

RESOLUTION AUTHORIZING AND DIRECTING SUBMISSION OF APPLICATION FOR RESERVATION OF LOW-RENT HOUSING

Whereas, The Housing Authority of the City of Fort Wayne, Ind., has found and hereby determines that there is a need for low-rent housing to meet needs not being adequately met by private enterprise within its area of operation,

Now therefore, be it resolved by the Commissioners of the Housing Authority of the City of Fort Wayne, Indiana, as follows:

The Secretary shall cause to be prepared and the Chairman and Secretary shall sign and send to the Housing & Urban Development an application for a reservation of 400 dwelling units of low-rent housing with approximately 200 units for elderly and 200 units for general occupancy.

Jennings

Commissioner - moved that the above resolution be adopted as read, seconded by Commissioner Lehman and upon roll call the "Ayes" and Nays were as follows:

Ayes

Nays

Jennings
Lehman
Kane
Salon

Absent--Sanborn

DIGEST SHEET

TITLE OF ORDINANCE Cooperation Agreement between the Housing Authority of the City of Fort Wayne, and the City of Fort Wayne.

DEPARTMENT REQUESTING ORDINANCE Ft Wayne Housing Authority(FWHA)

SYNOPSIS OF ORDINANCE An agreement, in accordance with the US Housing Act of 1937 as amended, between the Housing Authority and the local governing body with respect to the development and operation of low income housing owned by the FWHA. Local cooperation required includes exemption from real and personal property taxes. FWHA makes Payments in Lieu of Taxes (PILOT), the provision at no cost of the same public services and facilities to the projects as are furnished at no cost to others within the municipality's jurisdiction and the provision of other services and facilities.

EFFECTS OF PASSAGE to permit the FWHA to engage in a local homeownership program of up to 50 individual house, in which the agency will purchase existing homes, either newly built on the open market, or rehabbed, or rehabilitatable homes from the Neighborhood Housing Partnership and Project Renew, HUD, or Veteran's Administration, or from other sources in the City of Fort Wayne.

EFFECTS OF NON-PASSAGE The program will not proceed. The families potentially lose a chance for homeownership, and neighborhoods potentially will lose an owner occupied dwelling to a rental unit.

MONEY INVOLVED (Direct Cost, Expenditures, Savings) No direct cost to the City. Eligible families will pay 30% of adjusted income as rent payment and HUD Section 8 subsidy will provide the difference between this payment and the approved rent on the dwelling. At the time of sale by the FHWA to the participant, title will transfer to the program participant and Section 8 subsidy will end. The house will then be returned to the real estate tax roles, and the participant /purchaser will begin paying taxes.